

Neunburg v.W. OT Kleinwinklarn

Detached house in Kleinwinklarn

Property ID: 25230006



PURCHASE PRICE: 284.000 EUR • LIVING SPACE: ca. 110,28 m² • ROOMS: 4 • LAND AREA: 1.220 m²

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At a glance

Property ID	25230006
Living Space	ca. 110,28 m ²
Roof Type	Gabled roof
Rooms	4
Bedrooms	3
Bathrooms	1
Year of construction	2001
Type of parking	1 x Outdoor parking space, 1 x Garage

Purchase Price	284.000 EUR
Commission	Käuferprovision beträgt 3,57 % (inkl. MwSt.) des beurkundeten Kaufpreises
Condition of property	Well-maintained
Construction method	Solid
Equipment	Terrace, Guest WC

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Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate
Energy Source	Oil	Final Energy Demand	161.10 kWh/m²a
Energy certificate valid until	04.06.2035	Energy efficiency class	F
Power Source	Oil	Year of construction according to energy certificate	2001

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A first impression

This well-maintained detached house, built in 2001, offers approximately 110.28 m² of living space, providing ample room for the whole family. Located on the quiet outskirts of Kleinwinklarn, it sits on a generous plot of about 1,225 m². The property boasts a well-designed layout, ideally suited for families. The house features a total of four rooms, including three bedrooms – two of which can be used as children's rooms. A modern bathroom with a bathtub and shower completes the living space. The large living and dining area is the heart of the home and the perfect gathering place for family life. Large windows flood the bright rooms with natural light, creating a pleasant atmosphere. Outside, a spacious garden awaits, offering a variety of design possibilities, whether for children to play in or for gardening enthusiasts to unleash their creativity. A terrace adjoins the house, perfect for relaxing outdoors during the summer months. The property includes a parking space and a garage, providing ample parking in front of the house. The quiet location on the edge of town offers a retreat from the hustle and bustle of the city, while still ensuring good access to urban amenities. The neighborhood is predominantly family-oriented, creating a pleasant community atmosphere. In short, this modern detached house offers everything a family needs for a comfortable and harmonious life. The combination of a well-designed layout, practical features, and a large garden makes it an ideal home for families who appreciate living amidst nature. If this property appeals to you, please do not hesitate to arrange a viewing and see it for yourself.

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Details of amenities

- Garage
- Stellplatz vorm Haus
- großer Garten
- Ruhige Ortsrandlage

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All about the location

Kleinwinklarn liegt circa 5 Minuten entfernt von Neunburg v.W..

Mitten im Oberpfälzer Seenland präsentiert sich die charmante Kleinstadt Neunburg vorm Wald mit seiner malerischen, historischen Altstadt. Rund um Neunburg vorm Wald und den umliegenden Gemeinden erstreckt sich ein ausgedehntes Wanderwegenetz. Die regionalen und überregionalen Wander- und Radwege führen durch die traumhafte Natur.

Es finden sich alle Geschäfte des täglichen Bedarfs in Neunburg v.W.. Apotheken, ein Bioladen, Modegeschäfte und ein Intersport sowie ein großes Ärztehaus und mehrere Physiotherapeuten. Zudem gibt es viele Arbeitsplätze im großen Industriegebiet von Neunburg.

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Other information

Es liegt ein Energiebedarfsausweis vor.

Dieser ist gültig bis 4.6.2035.

Endenergiebedarf beträgt 161.10 kwh/(m²*a).

Wesentlicher Energieträger der Heizung ist Öl.

Das Baujahr des Objekts lt. Energieausweis ist 2001.

Die Energieeffizienzklasse ist F.

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Contact partner

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